

PRINCIPLES OF AGREEMENT
BY AND BETWEEN
ALLSTON/BRIGHTON BOSTON COLLEGE
COMMUNITY RELATIONS COMMITTEE
AND
BOSTON COLLEGE

DRAFT

JANUARY 1, 1992

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WHEREAS, the Trustees of Boston College (hereinafter "Boston College") have submitted a Master Plan to the Boston Redevelopment Authority (hereinafter "the BRA") and the the Allston/Brighton Boston College Community Relations Committee (hereinafter "the Committee") for review and approval, which Master Plan defines Boston College's development needs for the upcoming ten-year period; and

WHEREAS, Boston College has been working with the BRA and the Committee to achieve a Master Plan which is in the best interests of both Boston College and the Allston-Brighton community; and

WHEREAS, the residents of Allston and Brighton, through their representative members of the Committee, and the Trustees of Boston College share a mutual interest in achieving resolution of issues related to the Master Plan for Boston College;

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein contained, the parties agree as follows:

1. STUDENT DORMITORIES

Boston College shall construct up to two (2) new undergraduate dormitories on sites __ and __, as defined in Map __. The combined dormitory buildings shall contain a maximum of __ net new beds, the parties acknowledging that approximately __ existing beds shall be eliminated through demolition of __ modular buildings to permit construction of a new dormitory on site __. The new dormitory buildings shall each be approximately __, __ square feet in size, shall be no more than six (6) stories in height, and shall be constructed of materials which shall enhance the urban design image of the Boston College campus.

The dormitory buildings shall be constructed in the following sequence: the dormitories on sites __ and __ shall be constructed beginning in the Spring of 1992 and completed by the Fall of 1993.

Should Boston College elect to construct a third dormitory building on site __, Boston

College shall, upon making such election, notify the Committee and the Boston Redevelopment Authority BRA of the anticipated beginning and completion dates for construction of the third dormitory and shall proceed through a community review and Master Plan amendment process with the Committee and the BRA.

In locating the dormitory to be constructed on site __, Boston College shall maintain a view corridor of not less than 230 feet between the westerly facade of the Thomas More Building and the easterly facade of the dormitory to be constructed on site __. Said new view corridor shall be maintained in order to maximize the quality of views across Commonwealth Avenue from the Lake Street area.

Boston College shall maintain the "Ring Road" through the Lower Campus in substantially the same form and alignment as said "Ring Road" presently exists.

2. DINING COMMONS FACILITY

Boston College shall construct a new dining commons facility as an addition to the Robsham Theater building on site __. The dining facility shall be approximately __,000 square feet in size and shall not exceed two (2) stories in height and shall be designed to accommodate approximately 800 persons.

3. STUDENT CENTER

Boston College shall construct a new student center on the Lower Campus in the approximate location of site __. The anticipated construction start date for the student center shall be September of 1993, with completion anticipated in ____.

The Student Center shall be designed and programmed to encourage maximum usage by students through the availability of a wide range of recreational, social, cultural, and personal activities and services. Boston College shall work with the Committee, on an ongoing basis, to determine the appropriate mix of such activities and services.

Boston College shall work with the Allston-Brighton community to maximize the potential for Allston-Brighton merchants and individuals to be service providers in the new student center. Toward this end, Boston College shall notify the Allston Board of Trade and the Brighton Board of Trade of potential business opportunities in the student center at least 120 days prior to notification to the general public and shall work with individual local merchants and groups to facilitate any and all inquiries concerning such opportunities.



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4. PARKING GARAGE

Boston College shall construct a new parking garage on the Lower Campus in the approximate location of site __. The anticipated construction start date for the parking garage shall be September 1993, with completion anticipated in ____.

The parking garage will be designed to provide a maximum of 800 parking spaces, ___ of which shall be utilized by Boston College students to reduce the number of student-owned vehicles currently being parked on neighborhood streets, which vehicles reduce the availability for neighborhood residents. Boston College shall create a second means of vehicular access to the parking garage which will connect with Thomas More Drive.

5. OTHER DEVELOPMENT PROJECTS

The Boston College Master Plan defines as longer-term projects: (1) the elimination of the remaining "modular" housing units; (2) the creation of open space/playing fields in the center of the Lower Campus; and (3) the replacement of the modular housing units elsewhere on the Lower Campus.

Prior to the demolition of the remaining modular units, Boston College shall present its proposed plan for the open space/playing fields to the Allston-Brighton community for review with respect to: (1) the view corridor which will be created from the Commonwealth Avenue/Lake Street intersection; and (2) the development and articulation of the open space/playing fields as an enhancement to the community.

Boston College shall explore the feasibility of constructing the replacement housing for the modular units on Shea Field or on an alternate site near the Beacon Street boundary of the Lower Campus. In the event that the development of the replacement housing occurs within the life of the Master Plan, Boston College shall be required to formally amend said Master Plan to reflect the location, size, height and massing of the building or buildings.

6. USE OF ALUMNI STADIUM

Boston College shall endeavor to hold all Alumni Stadium football games during daylight hours. Should national television coverage require a night football game, Boston College will so notify the Allston-Brighton community and the BRA, and the three parties shall meet prior to any meeting or hearing of the Boston Licensing Board to jointly plan to address all potential impacts of the night game.

Boston College shall not permit rock concerts to be held in Alumni Stadium and shall restrict stadium usage to such events as the Special Olympics and other charitable functions.

7. COMMUNITY BENEFITS

Over the term of the Master Plan, it shall be the goal of Boston College to increase by ___ percent the percentage of all scholarship aid annually awarded to city of Boston residents which is awarded to Allston-Brighton residents. Boston College shall provide the Allston-Brighton community with annual reports detailing such scholarship-award information.

Over the term of the Master Plan, it shall be the goal of Boston College to increase by ___ percent the percentage of Boston College employees who are residents of Allston-Brighton. To this end, Boston College shall provide to the Allston-Brighton community and the BRA semi-annual status reports on applications for employment by and hirings of Allston-Brighton residents.

Boston College shall commit to the use of Jobs Linkage funds generated by its development projects for job training programs for Allston-Brighton residents and shall work with the Committee or its designee to define appropriate linkage-based job training programs which will benefit the Allston-Brighton community.

8. ST. JOHN'S SEMINARY

Boston College shall refrain from using space at St. John's Seminary for either student housing or recreational/athletic purposes. Boston College shall not expand its use of St. John's Seminary beyond St. Clement's Hall without formally amending its Master Plan and proceeding through the appropriate community review and approval processes with the Committee and the BRA.

Boston College shall permit vehicles travelling from the Boston College campus to St. John's Seminary to use Lake Street as a route of travel.

9. TRANSPORTATION MASTER PLAN

Boston College shall prepare a transportation master plan for its entire campus in conjunction with the Transportation Access Plan for the Dormitory/Dining Facilities Project. The scope and time frame of the master plan study will be determined through negotiations with the Committee, said negotiations to commence immediately upon approval of the institutional master plan.

10. COMMUNITY SUPPORT OF THE MASTER PLAN

The Committee shall vote to approve the Boston College Master Plan and shall support approved master plan projects at meetings of the BRA, the Boston Zoning Commission, and the Zoning Board of Appeal.

